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REAL ESTATE

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6 Liverpool Road, Liverpool, L37 4BS

Offers In The Region Of £450,000

INCOME GENERATING AIR B AND B £12,000 PER ANNUM*
Positioned on Liverpool Road in the charming area of Formby, this delightful 4 BEDROOM detached house presents an exceptional opportunity for both comfortable living and potential INCOME GENERATION. The property boasts a well-designed layout, perfect for families seeking a peaceful yet convenient lifestyle with Driveway parking for several vehicles at the front and a easy maintenance rear garden.

One of the standout features of this home is the DETACHED garage, which has been thoughtfully converted into a stylish Airbnb. This conversion has proven to be a lucrative venture, generating an impressive £12,000 per annum, making it an attractive option for those looking to supplement their INCOME or INVEST in a property with dual purposes.

Inside the property is a modern, SHOW stopping Kitchen/Living/Dining room with high end SMEG and AEG integrated appliances ideal for all the family to cook, eat and relax together. With a NEW boiler and NEW windows and doors throughout this is a comfortable family home ready to move straight in.

The location is truly enviable, with Formby village just a short stroll away. Here, residents can enjoy a variety of local shops, cafes, and amenities, all contributing to a vibrant COMMUNITY atmosphere. Additionally, the nearby TRAIN station offers excellent transport links, making commuting to Liverpool and beyond both easy and efficient. Families will also appreciate the proximity to local schools, ensuring that educational needs are well catered for.







Hall
The entrance hallway is bright and welcoming with light wood-effect flooring and white walls. A large mirror enhances the sense of space, while a wooden front door adds warmth and character. The hallway leads directly to the living room and kitchen, creating an open and airy flow throughout the home.

Living Room
18'1" x 10'4" (5.52 x 3.15)
This bright and airy room serves as a cosy secondary sitting area or snug, featuring a light wood-effect floor and neutral walls. A large window with white plantation shutters fills the room with natural light. There is a comfortable grey sectional sofa and a wall-mounted TV, creating a relaxed and intimate space ideal for quieter moments or watching television.

Lounge
15'3" x 10'2" (4.67 x 3.10)
This snug reception room is styled with fitted carpet and neutral walls. It benefits from a large bay window with white plantation shutters allowing natural light to fill the room. This room offers a peaceful retreat for relaxation.

Downstairs WC
10'2" x 2'9" (3.10 x 0.86)

Kitchen/Breakfast/Family Room
25'11" x 11'5" (7.90 x 3.50)
This contemporary open plan kitchen and dining area is sleek and functional, featuring a central island with a built-in induction hob and seating for casual dining. The kitchen is fitted with handleless white units and integrated appliances, with a light wood-effect floor running throughout. Large windows and glass doors flood the space with natural light and offer views over the garden. The layout is ideal for entertaining and family living, with the living space adjoining for an open and airy feel.

Bedroom 1
14'9" x 12'6" (4.50 x 3.83)
DOUBLE

Bedroom 2
13'6" x 10'5" (4.13 x 3.18)
DOUBLE

Bedroom 3
10'3" x 10'0" (3.13 x 3.06)
DOUBLE

Bedroom 4
9'3" x 9'8" (2.82 x 2.95)
SINGLE

Bathroom
9'0" x 6'7" (2.75 x 2.03)

Rear Garden
This well-maintained rear garden enjoys a low-maintenance artificial lawn bordered by mature hedges and fence panels for privacy. There is a decked patio area, ideal for outdoor seating and dining, and colourful flower pots add a splash of vibrancy. The garden offers a serene and private outdoor space, perfect for relaxing or entertaining.

Front Exterior
The front exterior features a modern wooden front door with a tall glass panel, set within a brick facade. Bay windows fitted with white plantation shutters flank the entrance, and the gravel driveway area provides ample parking space. Neatly kept plants and topiary add a touch of greenery to the front garden, creating an attractive and welcoming first impression.

Garage AirBNB
This excellent garage conversion to Airbnb includes an independent entrance and separate outdoor seating area. Open-plan kitchen/dining/living room with fitted kitchen cabinets sink, oven and hob with over extractor fan. Dining area and lounge with sofa bed, separate double bedroom and adjoining shower room with storage sink unit and WC. Electric heating and grey wood effect laminate flooring, Stylish solid Oak sliding internal doors.











